



PLANNING & ZONING COMMISSION DRAFT MEETING MINUTES

EDELWEISS LODGE CLUB ROOM,
TAOS SKI VALLEY, NEW MEXICO

MONDAY, JULY 3, 2017 1:00 P.M.

I. CALL TO ORDER & ROLL CALL

Commission Chair Tom Wittman called the meeting to order at 1:00 p.m. Roll call was taken and a quorum was established. Commission members present: Henry Caldwell, Richard Duffy, Susan Nichols, Chris Stagg, Tom Wittman and Jim Woodard. Commission members absent: April Bender. Staff members present: Administrator Mark Fratrack, Clerk Ann Woolldridge, Building & Construction Director Bill Jones, and Attorney Dennis Romero.

II. APPROVAL OF THE AGENDA

MOTION: To approve the agenda as presented

Motion: Susan Nichols

Second: Henry Caldwell

Passed: 6-0

III. APPROVAL OF THE MINUTES OF THE MAY 11, 2017 MEETING

MOTION: To approve the minutes as presented

Motion: Chris Stagg

Second: Richard Duffy

Passed: 6-0

IV. OLD BUSINESS

V. NEW BUSINESS

A. PUBLIC HEARING: Consideration to Approve Application for Extension to Conditional Use Permit for Mixed-use Development and Variances to the Building set-back, Stream set-back, Building Height, and Driveway Width at Parcel D (Lots 2 & 3, Block H of the O.E. Pattison), by Taos Ski Valley, Inc.

Director Jones explained that TSV, Inc. has requested approval of an extension of the Conditional Use Permit to develop a mixed-use development at Parcel D (the old Thunderbird Chalet site). The development is in the Core Village Zone and consists of two separate buildings situated above a shared parking garage, with 54 condominium units, 16,400 square feet of retail, restaurant, and other commercial uses, a "Retail Street", and a "Streamwalk" along the Lake Fork Stream. The development includes four variances: for building height, stream set-back, building set-back, and parking garage width.

The Planning & Zoning Commission approved the Conditional Use Permit on January 5, 2015 for a period of two years. In May 2017, TSV, Inc. requested an extension. Staff recommends granting the extension.

PUBLIC HEARING: The public hearing was opened. No one spoke against. David Norden, TSV, Inc. President, spoke in favor of granting the extension. He said that the construction of Parcel D will complete the plaza space. Resident Ben Cook also spoke in favor of the extension. The public hearing was closed.

MOTION: To Approve the Application for Extension to Conditional Use Permit for Mixed-use Development and Variances to the Building set-back, Stream set-back, Building Height, and Driveway Width at Parcel D (Lots 2 & 3, Block H of the O.E. Pattison), by Taos Ski Valley, Inc.

Motion: Jim Woodard

Second: Richard Duffy

Mr. Norden said that TSV, Inc. learned a lot from the construction on Parcel G, especially concerning addressing infrastructure plans early on, working with the Village at the beginning about any code issues, and also building construction items such as the snow load on the roof, and snow-melt. The developer will own the plaza, with the Village participating in the cost of maintenance.

Chairman Wittman called for a vote.

Passed: 6-0

VI. MISCELLANEOUS

A. Many homeowners were in attendance, and discussion took place on the need for more pedestrian-friendly routes around the Village, potentially more river crossings to access the Rubezahl trail, and the need to combat the dust on Village roads. Citizens asked about implementing a Village trail system. TSV, Inc. said that they are planning to build a Riverwalk from Pioneer Glade down to the Village core, with the section from Sierra del Sol to the Pit House being accomplished this summer. Also, Kachina Property Owners are working to donate some open space to the Village which could be used for walkways.

A suggestion was made for shuttles to run to the Kachina area to minimize traffic. Also, to add additional parking spaces by Hiker Parking for the crowds that develop there on weekends. Homeowners asked if paving Twining Road was still on the list of TIDD projects, as many of them thought that this was desirable. The idea of an alternate road to Kachina was also brought up. This could only be done with the assistance of the Forest Service. Moving people is a big part of the resort business, Norden said.

David Norden said that TSV, Inc. is willing to hold a workshop on trails, or on anything of community interest, if someone would just let him know. He also expressed a willingness to give an update on TSV, Inc.'s projects at any time.

VII. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING: The next meeting will take place on Thursday, July 20, 2017 at 1:00 p.m. at the Snakedance Condominiums Hondo Restaurant for a public hearing for variance to the side yard setback at Taos Mountain Lodge.

VIII. ADJOURNMENT

MOTION: To adjourn.

Motion: Jim Woodard

Second: Richard Duffy

Passed: 6-0

The meeting ended at 2:15 p.m.

Tom Wittman, Chairperson

ATTEST: _____
Ann M. Wooldridge, Village Clerk